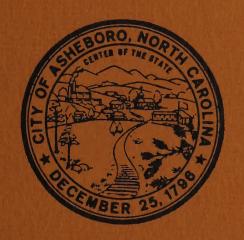
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HOUSING ASSISTANCE PLAN AND COMMUNITY DEVELOPMENT PLAN

JUL 14 1975



City of Asheboro North Carolina

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6. Abstracts	
The Housing Assistance Plan and C	ommunity Development Plan is a
detailed inventory of existing an	d future housing needs for the
City of Asheboro. Also, this doc	ument provides the basic Community
Development Plan and proposed exp	
7. Key Words and Document Analysis. (a). Descriptors	
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STREET, SECTION OF

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The Housing and Community Development Act of 1974 represents a basic shift in philosophy at the federal level of government. This shift in thinking is in the direction of a more prominent role for elected and appointed officials at the local level in determining problems areas which may be peculiar to a community, and more local responsibility in applying federal monies to combat these problems.

This grant approach comes after many years of the categorical grant system of distributing federal revenues. Under that system localities could choose from a vast array of programs geared to attack specific problem areas. Accountability, however, was retained at the federal level. This accountability included "watchdog" duties to assure local compliance with all equal rights and other fair practice standards which have so recently become part of the United States government's concern for equalization of opportunies for all its citizens.

The new Community Development legislation offers a means by which localities can attack problems using a very comprehensive approach. Extensive investigation and planning are requirements to be met before funding will be approved. The impact of this spending on the community must be predicted beforehand. Priorities must be established based on this comprehensive planning process, and goals set only after an attempt has been made to involve local citizenry as much as possible in the determination of the best ways to spend Community Development funds.

The Community Development Plan itself is the culmination of a locality's investigation into its own individual makeup, based on an examination of its overall growth and development patterns. It is a good opportunity for local self-evaluation. A community has to be willing to admit to its Digitized by the Internet Archive in 2017 with funding from State Library of North Carolina

shortcomings and be ready to initiate corrective actions, based on comprehensive planning, in order to get the maximum benefit out of this new program.

In the last analysis, the Community Development Plan should not be viewed simply as a requirement to be met in order to obtain federal funding. Rather, it should be seen as a useful tool which communities should take advantage of in determining needs and establishing realistic goals designed to improve the quality of life for its citizens.

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GENERAL BACKGROUND

INFORMATION

Asheboro, North Carolina, is the county seat and largest incorporated area of Randolph County, in the Central Piedmont section of the State. Asheboro is included within the Greensboro - Winston-Salem - High Point SMSA, and contains 11.11 square miles of area.

Industrial growth over the last fifty or sixty years has transformed Asheboro from a courthouse/country market town to a diversified manufacturing center, leaning towards the production of textiles and apparel. Further growth is dependent upon a variety of factors, but two seem to stand out: first, the establishment and growth of the North Carolina Zoological Park, a natural habitat zoo located on Purgatory Mountain about seven miles southeast of the present City limits; and second, an increasingly strong link with nearby urban areas, most notably Greensboro and High Point to the north and northwest.

According to revised figures from the State of North Carolina, Asheboro's population on July 1, 1972, was 16, 674, or about 21% of the total county population. Overall population growth over the past few years has looked this way:

1940 - 6,801

1950 - 7,701

1960 - 9,449

1970 - 15,351

1972 - 16,674 (Est.)

1974 - 18,217 (Staff Est.)

These figures also reflect increases due to annexations and other Corporate limit extensions. Growth estimates for Asheboro Township (which includes most of the present City) for the year 2000 call for a

Asheboro, North Caroline, is the county nest and largest incorporated area of Rundolse County, in the Sentral Pindsont Section of the State. Ashaboro is included within the Greenshoro - Winston-Salam -High Foint SMIL, and contains 11.17 square affes of area.

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(Esta) 16.674 (Esta)

18,217 (Staff Est.)

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population of 30,900 (Piedmont Triad Council of Governments).

The City of Asheboro and the North Asheboro Sanitary District merged in 1970; since most of the existing recreation and park development was done prior to 1970 by the City, and since the Sanitary District did not deliver similar services, most of the City's park and recreation sites are in the "old" City area, south of Presnell Street.*

The Thoroughfare Plan has recently been revised (1974) with the needs of the entire community in mind; in addition, the Asheboro Reconnaissance Survey call for the following updates and studies to be done in Fiscal Years 75, 76, and 77.

FY 1975

(1) Housing Assistance & C.D. Plan (Fall)

(2) Land Development Plan (Spring)

(3) First year C.D. Application (Spring)

FY 1976

(1) Master Plan for Recreation and Open Space (Fall)

(2) Community Facilities & Capital Improvements Plan (Spring)

(3) Zoning Ordinance Update (Fall)

(4) Second year C.D. Application and First Annual C.D. Report(Winter)

FY 1977

(1) Neighborhood Analysis and Redevelopment Plan (Fall)

Population and Economy Study (Spring)

(3) Third year C.D. Application and Second Annual C.D. Report(Winter)

As of the end of 1973, the County had a monthly average of 40,310 workers (including agricultural), of which the City's share would be about 8,000. Unemployment, while sensitive to national trends, has been lower than national levels during past years. The median family income for the area was \$12,262 as of January, 1975.

*Action Program for Recreation for Asheboro, North Carolina

C. M. Graves Organization, Atlanta, Georgia, 1967

Neighborhood Analysis & Community Appearance Study

City Planning & Architectural Associates, Chapel Hill, 1968

*Employment levels are estimated as follows, for the County:

	1980	1990	2000
Manufacturing	21,860	24,900	29,930
Non-Manufacturing	11,820	14,680	17,540
Total	33,680	39,580	47,470

City proportions of these figures should be about 20 - 25% of the indicated levels, reflecting the relative populations of the City and County.

The value of property in the City subject to tax is \$199,134,782; this is as a result of a gradual increase in values of about 6 to 8% a year. A continued slow economy will probably slow this rate of growth. Total general revenues for fiscal 1975 were \$1,766,650, not counting State and other non-local funds. The current (1975) tax rate is \$0.80 per \$100 of valuation, and tax delinquency has been 1 to 2% of each annual levy.

As to bonding, Asheboro's current ratings are as follows:

Moody Investor Service Standard & Poor's North Carolina Municipal

83 Council

Asheboro's maximum allowable level of bonded indebtedness is \$15,900,000, of which \$6,290,000 is currently indebted.

The current (1975) annual City budget is \$4,680,693.

* 1970 Census

Erry prenewtions of there signes should be about 20 - 265 of the following leading refraction the relative populations of the City and Scenty.

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The current (1975) amount tity sudget is \$4,000,093.

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HOUSING ASSISTANCE PLAN ASHEBORO, N. C.

I. Housing Conditions

A. In order to logically determine the community's needs as a basis for establishing housing goals and objectives, a housing conditions survey was conducted by the Planning Department of the City of Asheboro, in December 1974. Information collected from this survey, and from all sources, was used in these ways:

- 1. To determine the overall conditions of the housing stock on both a collective and an individual basis, and to establish housing characteristics.
- 2. To determine location of blighted neighborhoods, and those neighborhoods having the potential to become blighted in the near future.
- 3. To determine the nature of environmental conditions which have a detrimental impact on the quality of neighborhoods such as unsuitable streets, poor drainage, visual blight, etc.
- 4. To delineate areas where certain actions are needed to correct existing conditions and generally make neighborhoods more viable.

Those actions include:

- a. Dilapidated Structure Removal
- b. Intensive Code Enforcement
- c. Voluntary Home Improvements
- d. Housing for the Elderly
- e. Housing for low/moderate income families
- f. Public Improvements
- g. Neighborhood Facilities

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A. In codor to hadrally determine the community's needs as a cost for establishing reasons paids and objectives, a housing constituent for survey was conducted by the Flancing Department of the file of Alegman, to Department 1979. Information collected from this survey, and from all sources, was used in those ways:

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- 2. To determine location of alighbed not phonocas, and those metallocations of the parameters of the persons of the the near turns.
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 - E. Robi Id Improventes
 - g. Hetghborhood Factilities

B. Housing Characteristics: The Housing Conditions Survey was the basic tool used in establishing housing characteristics. This data was supplemented by Census information and pertinent records from the City's Codes and Inspections Department.

Total Dwelling Units in 1974 - 5,561 (excluding Mobile Homes)

	Total	Owner	Rental
1. Occupied Units	5,394	3,614	1,780
Standard (sound)	3,749	2,512	1,237
*Substandard	1,548	1,080	468
**Dilapidated	97	22	75
2. Vacant Units	167	113	54
Standard	63	44	19
Substandard	32	21	11
Dilapidated	72	48	24

^{*}Substandard is defined as being deficient in one or more
"critical" aspects of a dwelling unit as stated in the City's
Minimum Housing Standards.

The Substandard category implies that the structure is suitable for some type of major rehabilitation work. Eleven per cent fall into this category. Another twenty-five per cent of the total housing stock would be considered suitable for minor rehabilitation work and will be covered later in this report under Community Conservation.

C. After all survey data, census data, and information taken from municipal records was collected, recorded, and analyzed the City was divided into 15 identifiable sections for the purpose of

^{**}Dilapidated is defined as deterioration beyond the point of economically feasible rehabilitation.

the basic tool used in establishing nousing contribute. This the basic tool used in establishing nousing characteristics. This data was surgiculated by Consul Information and partiment records from the City's Coder and instructions Department.

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C. Arter all turvey data, census date, and information taken from municipal records was collected, recorded, and analyzed the City was divided into 18 locatifiable sections for the purpose of

establishing observable neighborhood characteristics (See Appendix

1). Neighborhood Analysis revealed that overall conditions existing in Sections number 1, 5, 6, 8, 9, 10, and 12 as shown in Appendix I cause them to fall in the fair to poor category.

Sections 1 and 9 are clearly the areas having the greatest need for corrective action. Most of the City's blight conditions are concentrated in Section 9. The characteristics of this section, as observed during the survey are:

- 1. Approximately 45% of the city's dilapidated structures are located in this section, which contains only 10% of the total number of all residential units city-wide.
- 2. High concentration of visual blight.
- 3. Large number of dwelling units are renter-occupied, with average rent being \$63.00 per unit as compared with \$81.50 city average.*
- 4. Poor street conditions apparent.
- 5. Location of majority of public housing units. One hundred thirty-five units (out of a total of 200 for the city) are located in the area; one hundred 236 housing units (subsidized rent) (out of a total of 150 for the city) are also located in Section 9.
- 6. Average value of residences is below \$10,000.00.**
- D. Section 1 basically has the same conditions that exist in Section 9, only on a much smaller scale. The exception to this is the absence of public or subsidized housing in Section 1. The remainder of the above-cited neighborhoods (5, 6, 8, 9, 12) can

^{*}Source 1970 Census
**Source 1970 Census

establishing abservation and allowing destructed interior (See Appendix

1) . Heighton mode frolgest rescale: that variety conditions existing
in Sections named 7. E. E. B. G. 10. and 12 at about in Appendix 1

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6. Framer rates of maniferent is below 170,000.07.75

10. Section 7 Leaven177 ray the conditions that exist in

Section 5, and on a much mailer scale. The exception to this is

the absunce of public or sunsidired housing in Section 1. The re
calcder of the above-cited neighborroods (5, 0, 0, 9, 12) can

Source 1970 Emplo

be characterized as generally "fair", but containing isolated spots of blight and other unsatisfactory conditions.

II. Housing Availability

- A. There is a total of 1,833 rental dwelling units in Asheboro; 55 are vacant, for an occupancy rate of 97% as of December 1974. Rental units available to low and moderate income families are particularly limited, according to the general opinion of local realtors. There appears to be a definite need for more low to moderate income rental dwelling units.
- B. There exist 50 units of public housing for the elderly in Asheboro. Backlog applications on file with the Housing Authority from elderly citizens total 200 as of December 31, 1974.
- C. There is also a shortage of houses for purchase within the price range of low to moderate income families, according to local realtors.

III. Housing Assistance Needs

In general, the housing assistance needs of the City of Asheboro are:

- A. A substantial increase in the number of rental units available to low and moderate income families.
- B. A substantial increase in the supply of homes for purchase in low to moderate income brackets.
- C. At least 75 units of public assisted housing for elderly, as determined from applications on file with the Housing Authority.
- D. Approximately 75 other units of public assisted housing.
- IV. Future need based on population and other change-trends projections.
 - A. Future activity of the planning staff will be to obtain detailed population and economy data in order to determine future

be characterized as newpolity "fair", but containing isolated spots or alight and other anathsfactory smoothfans.

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A. Future need avend on population and other change-trends projections.

A. Future activity of the planning staff will be to obtain de-

population characteristics and housing needs; the existing
Asheboro Recon Survey callsfor a P & E update to be performed
in the spring of 1975. This information will be invaluable in
bringing projected Housing Assistance Needs in line with forecasted population and economic trends.

B. After consulting with the local Chamber of Commerce and the Employment Security Commission, it is assumed that only minor alterations will occur in the employment picture for Asheboro in the next few years. This means that housing assistance needs will not be substantially affected by changes in employment trends.

V. Annual Housing Goals

- A. Renewal: Asheboro should be able to witness completion of phase II of its NDP Project by the summer of 1975. At that point in the project there should be available twenty-nine or thirty building sites for construction of low to moderate income single-family homes. Loan assistance for purchase of homes will be continually provided eligible displacees of the NDP Project and similar CD activities. Assuming NDP-type activities are continued, an average of ten to fifteen new building sites per year could be made available in neighborhood renewal areas. Also, renewal assistance should be provided on a city-wide basis to attack isolated blighting conditions.
- B. Rehabilitation: In order to make the best possible use of Asheboro's limited housing stock, rehabilitation of substandard structures is imperative. This can be accomplished through:
 - 1. Federal Rehabilitation Assistance programs.
 - 2. The establishment of a low interest rehabilitation loan program similar to the program in Portsmouth, Va. and other cities. An in-depth study into the mechanisms

population characteristics and housing needs; the existing Assessor Papum Survey californ a P & E update to be performed in the spring of 1975. This information will be involubble in thinging projected Housing Assistance House in the with forecasting population and economic translations.

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Annual Housing Chais

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2. The establishment of a low interest rehabilitation loan program stallar to the program in Portsmouth, Va. and other cities. An in-copin study into the mechanisms

involved in a program of this nature will be a first year Community Development Activity of the planning staff.

- C. Community Conservation: To upgrade and maintain the existing housing stock of the city, a concentrated code enforcement program should be established in specified neighborhoods. To ensure success in this type of program, an in-depth survey will be conducted as a first year CD activity. Also a public relations program in conjunction with community conservation will be set up so that technical assistance can be provided to those citizens seeking help in rehabilitation and conservation of their property. Also implicit here is the understanding that it is the city's responsibility to the citizens to adhere to the principles of careful future planning and zoning to assure desirable future development. Part of the planning process is a proposed update of the city's current land use plan, to allow increased direction and confidence for city personnel and the City Council in reviewing both public and private development proposals.
- D. Acquisition of Property To Be Used as a Site For Housing For The Elderly: The Asheboro Housing Authority has a suitable site under consideration that will accommodate thirty new units of housing for the elderly. It is recommended that \$85,000 of the first year's CD funds go to the Housing Authority so that it may purchase this or some other suitable building site. (See CD Plan) It is anticipated that 30 housing units for low income elderly are to go on this site, additional needs in this area are apparent and may be covered in subsequent action years by amendment, if necessary.

evering for the eliving of the constitution of

- E. The City should encourage the establishment of adequate nursing home facilities for the elderly and handicapped in specified neighborhoods as needed.
- F. Relocation due to renewal activities (Note: actual level of relocation activity will be a function of the level of acquisition/ demolition of occupied dwellings, and is not exactly known at this point.) Policies and procedures as set forth in the Real Property Acquisition and Relocation Assistance Act of 1970 will be used as guidelines. At present, it is <u>estimated</u> that renewal activities in Asheboro over the next three years will require relocation assistance for approximately forty families now residing in substandard structures. Relocation resources include:
 - Asheboro Housing Authority
 - 2. Local real estate agencies (a file of available vacant units will be kept in the NDP Project Office and updated regularly).
 - 3. Public-assisted Section 236 Housing.
 - 4. New construction a policy of the Redevelopment Commission has been to promote home ownership by encouraging displacees to use their Replacement Housing Payments and other relocation benefits in purchase of a new or existing home.
 - 5. A rehabilitation program (financed either publicly or privately) could become a valuable relocation resource, especially for low to moderate income people; this will be a first-year CD activity if feasible and if so directed by the Council.
 - 6. Section 8 of Title II of the Housing and Community Development Act of 1974 provides for housing assistance to lower-income families. Mention of Section 8 funding is made here

E. The City should encourage the mainbitsimunt of adequate nursing law facilities for the widerly and nanoicapned in speci-

E. Reforation due to recent activities (Note) actual level of rejection/
rejocation artivity will us a function of the level of acquisition/
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e. Delton U et Ivile II of the Hamains and Community Devalerect let of 1971 provides for housing assistance to loverincure families, Hentlon of Section 8 funding is made here

because it is felt that through the kind of rental assistance and other housing assistance features of this provision, lower income families who may or may not be relocatees from a renewal area, could more easily obtain decent housing. Section 8 monies can be used in a variety of ways, but the basic intent is that housing assistance be provided to lower income familites. For example this assistance could be in the form of assistance payments to owners or prospective owners who agree to construct or substantially rehabilitate housing in which some or all of the units would be available for occupancy by lower income families. Not only is the intent to provide decent housing, but also to promote economically mixed housing areas insofar as feasible. Randolph County is scheduled to receive over \$365,000 per year for five years through this program. The possibility of a rental assistance program based on Section 8 should be investigated by the city's planning staff as a potential resource for housing assistance. At any rate, all workable types of housing programs allowable under Section 8 should be investigated for potential use in Asheboro.

- G. General Location of Lower Income Housing: Section 1, 4, 8, 9, 10, 11 and the CBD. In determining the most favorable locations for low income housing the following guidelines were considered:
 - 1. That such locations would help further the goals as community revitalization, including neighborhood restoration and rehabilitation.
 - 2. That these choices would help promote an increased housing selection for low income persons and avoid undue concentrations.
 - 3. That such locations assure, as best as possible, that avail-

Concest financial of Louise Mourings Section 1, 4, 8, 9, 10, 11 and the ESS in december, the most inversely locations for low locate to series and financial to series and fin

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2. That there also t

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ability of public facilities and services be adequate to serve proposed housing projects.

Sections 1, 4, 10, and 11 are especially suitable for low to moderate income, single and multi-family dwellings. These are areas of good accessability, with few environmental hazards; they are within close proximity to schools, churches and shopping facilities. Also, location of low/moderate income dwelling units in these areas would provide for mobility for those in low income brackets, and provide an increase in housing choices without resorting to undue concentrations of assisted housing.

Sections 8, 9 and the CBD have been designated as suitable for elderly and handicapped housing and related facilities because of their proximity to medical facilities, social services, public health care and the retail trade centers. Also taken into consideration is the easy access to listed facilities, since the city lacks a public transportation system.

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Sections 1, A 10, and 11 are expecially subtable for ton to nodproductions of mod accessability, with Yes environmental inscends; they are
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The phrase, "Community Development" has been used extensively and has come to mean many different things to many different people. For example, a private land developer's definition of the term may be quite different from that of a city planner and different still from that of a city administrator.

In this report we will be using "Community Development" in two ways, the first of which refers to the policies and processes underlying the complete physical, economic and social maturation of city or town. Development in these terms not only connotes new growth and expansion, but also implies stabilization and revitalization of the existing older features of the city.

A narrower, more activity-oriented definition of Community
Development comes from the U. S. Department of Housing and Urban
Development. In the past a number of categorical grant programs had
been grouped together and loosely labeled community development
programs. Recent legislation at the federal level has consolidated
these categorical grant programs into a single Community Development
Special Revenue Sharing Block Grant Program. The organizational and
operational recommendations contained in this report imply a very
comprehensive planning effort for the City of Asheboro. The federal
revenue sharing program embodied in the Housing and Community Development Act of 1974 (HCD Act) has provided the major impetus for the
initiation of such a planning effort, as well as serving as a vehicle
for identifying crucial problem areas in the community and developing
workable solutions.

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totalistic courts provided are community and developing

The most obvious effect of the HCD Act has been the consolidation of several Department of Housing and Urban Development Categorical Grant programs into a single block grant funding arrangement for communities. The categorical programs consolidated under the HCD Act are: Urban Renewal, Neighborhood Development Programs, Model Cities, HUD Water and Sewer Grants, Neighborhood Facilities Grants, Public Facilities Loans, Open Space Grants and Rehabilitation Grants.

In the past, funding to localities has been accomplished through this categorical grant system. Each grant program required a separate application to the Department of Housing and Urban Development, and the appropriated funds could be used only in specified ways. Under the CD program only one application per year is necessary, and the money can be used to fund a variety of eligible activites. communities to have taken full advantage of federal funds under the categorical system it was necessary to be knowledgeable in the mechanics of the grant system. Those localities which could afford to pay for the services of a professional "grantsman" usually realized a disproportionate share of federal revenues. Applications for old categorical programs had become quite complex and many smaller cities suffered in comparison with larger cities that had the ability to take advantage of the system. Asheboro, which is currently involved in only one of the categorical grant programs, Neighborhood Development, has the chance to not only retain funding for its NDP program, but also can become involved in other CD activities with just one application. Thus, the block grant system has streamlined the procedure for channeling federal revenue sharing monies into the community.

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Similarly, the block grant system requires that only a single grant applicant be designated, whereas under the categorical programs grant applicants were diffused and fragmented within the Community. Under the new system the recipient of these funds is the city, more specifically the Mayor and Council. The authority to actually carry out the community development program, however, can be delegated to an agency of the local government. The community's chief executive officer (the Mayor) will still be held accountable for his community's CD activities.

ELIGIBLE ACTIVITIES

Unlike general revenue sharing, funds received by the community from the HCD Act will have only certain permissible uses. The HCD Act, though, does allow expenditures within a wide range of CD areas. Listed below are the basic areas of allowable expenditures:

- *Acquisition and disposition of property to be used for any public use but more specifically for elimination of blight, rehabilitation, historic preservation and conversion to other uses.
- *Construction, reconstruction of public works (excluding city halls, police stations, schools for the general public, etc.) and neighborhood facilities.
- *Intensive Code Enforcement in designated areas.
- *Clearance, demolition, removal and rehabilitation of buildings to support other activites.
- *Special Improvements for the elderly and handicapped.
- *Public Services and Facilities such as employment training, economic development, child care and health facilities. (Maximum 20% available funds can be spent on such "software" items).
- *Relocation payments for persons affected by other projects.
- *Planning activities: i.e. preparation of a Community Development Plan, and its execution and administration, etc.

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COMMUNITY DEVELOPMENT PLANNING PROCESS

The CD planning process is a continuous activity in which things are always happening. The key elements of this process are:

- 1. Policy Planning
- 2. Budgeting and Programming
- 3. Detailed Project Planning
- 4. Implementation
- 5. Evaluation and Review

It should be stressed that this process should be continuous, particularly if long range goals are to be achieved.

It has been with these comprehensive planning elements in mind that this application has been prepared. The first step in this planning process was to establish a data base from which to work. This data collection consisted of a city-wide Condition Survey. Interviews of Department Heads, Housing-Related Interviews and Citizen Participation Meetings.

In order to investigate the housing situation within the city it was necessary to conduct a Housing Condition Survey. In this survey each dwelling unit in the city was classified in one of four categories. These were:

- 1. Standard Dwelling Unit
- 2. Needed Minor Repairs
- 3. Needed Major Repairs
- 4. Dilapidated

From this survey certain areas of the city were identified as needing specific corrective action such as demolition, rehabilitation and code enforcement.

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During the interviews, opinions and expertise were recorded from all municipal department heads and supervisors, and special information was gotten from the following:

Chairman, Randolph County Commission
Randolph County Manager
Director, Randolph County Health Department
Director, Randolph County Social Services
Department
Assistant Superintendent of Asheboro City
Schools
Chairman, Asheboro Redevelopment Commission
Director, Asheboro Housing Authority

The four citizen participation meetings, which will be covered later in this report, were invaluable in establishing priorities based on citizen input. Though the meetings were a program requirement, it is felt that they have set the tone for future efforts towards the establishment of a functional, on-going citizen participation mechanism.

The body of data that was obtained from all sources was finally analyzed in order to determine Community Development and Housing needs of the city, and to indicate possible programs for the expenditure of available Community Development funds. These potential programs and other pertinent information were then taken before the Mayor and City Council to enable them to establish a set of program priorities. From the guidance obtained from Council, the Planning Staff was then able to arrive at a detailed list of goals and objectives, ready for final public inspection and approval.

Two key elements of the overall Community Development planning process are program planning and budgeting, and are essential to the formulation of the Housing Assistance Plan and the Community Development Plan. These plans outline a general three-year development scheme, and also a specific first year list of activities, with an

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Schools Ashebore Nedevelopment Commission
Director, Ashebore Housing Authority

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appropriate budget.

To complete the CD Planning process, public hearings on the proposed programs were held. Once actual CD and Housing Assistance Plans are adopted, an application for the first year program is prepared, then submitted for review by the State and the approved A-95 regional clearinghouse to certify that nothing in the city's plan is in conflict with any State or regional plans, and that they are in keeping with established regional goals and objectives.

After the application has been cleared by the A-95 process and submitted to the local HUD office, funding becomes available and the project may begin. At this point programs enter the implementation stage, and the evaluation and review element of the process begins. Under the HCD Act of 1974 an annual performance report must be filed at the end of each action year to show program progress and to reevaluate the city's goals and objectives.

COMMUNITY DEVELOPMENT FUNDING

Asheboro has been designated a "hold-harmless" city by the HCD Act of 1974, due to its previous NDP/Urban Renewal activities, undertaken in 1973-74. With this in mind, an amount of CD money has been set aside for Asheboro, totaling \$1.2 million, to be used over the life of the CD program as follows:

Year 1 - \$ 300,000

Year 2 - 300,000

Year 3 - 300,000

Year 4 - 200,000

Year 5 - 100,000

Total - \$1,200,000

appropriate budget.

To complete the CO Planking process, public heavings on the proposed program- were total times uctual CD and Hopking Assistance Plans
are adopted, an application for the first year program is prepared.

Then submitted for review by the State and the approved A-96 regional
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Barring changes, impoundments or other unforeseeable economic and financial difficulties, these amounts will be available on the time-table as shown.

RECOMMENDED ADMINISTRATIVE REORGANIZATION

In order to get the greatest effect from Community Development funds available to the City, it is recommended that a small number of administrative changes be made at the earliest possible time. 'Beginning in the summer of 1973, Asheboro has been operating separate programs in the CD related areas of code enforcement, planning and urban renewal; the first two activities were handled by separate municipal departments and the third, by a separately chartered Redevelopment Commission. This has led to a degree of administrative overlap and service duplication, as well as having placed obvious barriers in the path of coordinated management and policy implementation.

Partial relief has been achieved by the City loaning its

Planning Director to the Redevelopment Commission to serve in the

concurrent post of Executive Director, and redevelopment and planning

staffs have been used in a coordinated manner; unavoidable waste

has resulted, however, due to the necessity of maintaining dual,

duplicative administrative operations, budgets, and purchased pro
grams. Current (1974) CD activities in the areas of planning,

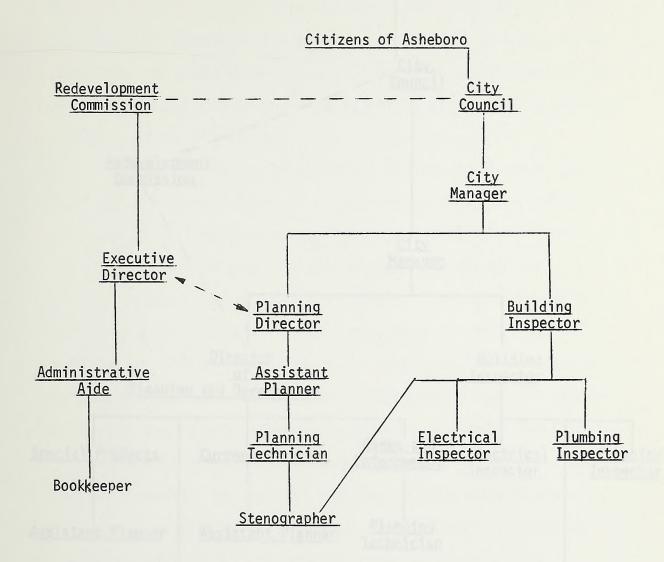
renewal and code enforcement are delivered by these separate agencies:

Sarring changes, becommissed or other unforescentle accommissed financial sitticulates, these assumts will be available on the time-table as store

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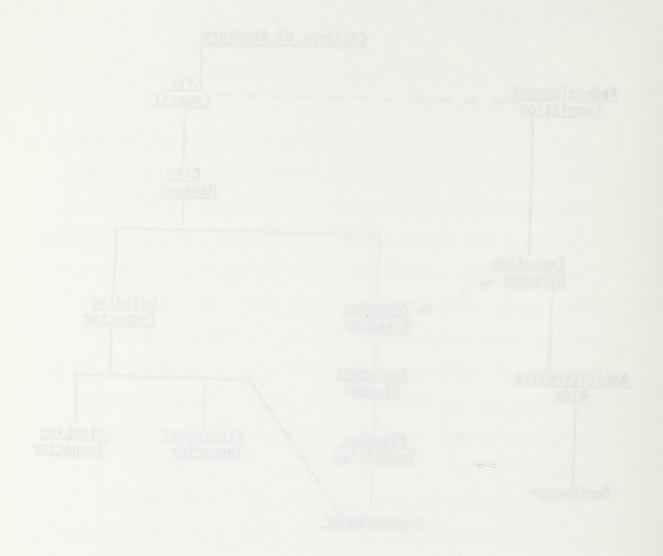
In ercer to got the present effect from Community Development funds available to the City. It is recommended that a small number of administrative uniques in made at the earliest possible time. Beginning to the summer of laws, Abantaro has been precating severate program in the CD related upons of case enforcement, planning and urban renewals the first two activities were handled by separate manicipal desertaents and the third, by a separately clarified waterlap and earlies and the third, by a separately clarified overlap and earlies application, this has led to a degree of administrative overlap and service application, as well as nowing placed obvious barriers in the past of popularies management and policy implementation.

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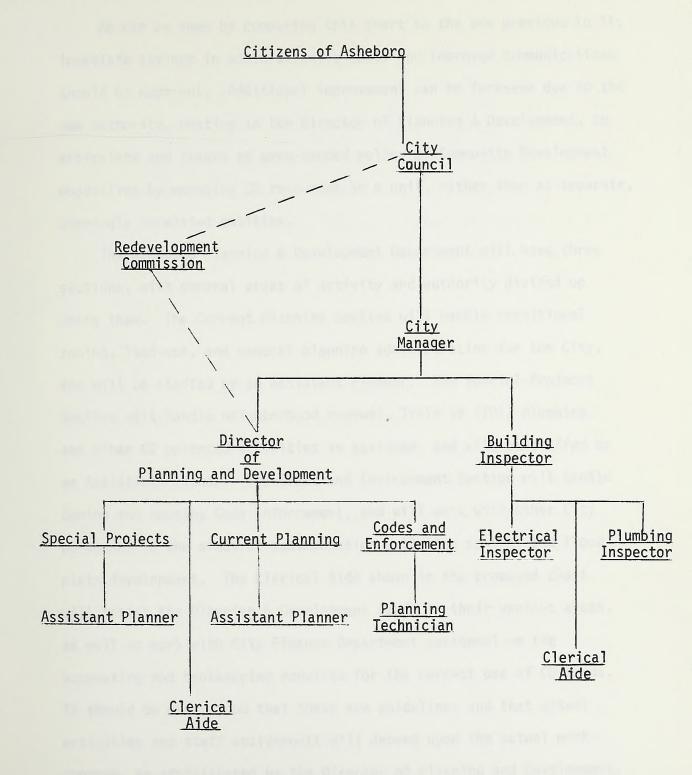
The Housing and Community Development Act of 1974, under which Asheboro will deliver its Community Development program, provides Administrative incentive for reorganizing the CD delivery structure; the resultant savings will be passed on to the community in terms of better administration and parallel increases in CD activity per se. It would seem preferable to spend our limited resources in this way, in the most economical, most managerially-sound manner.

For the reason, the following organizational structure is strongly recommended:

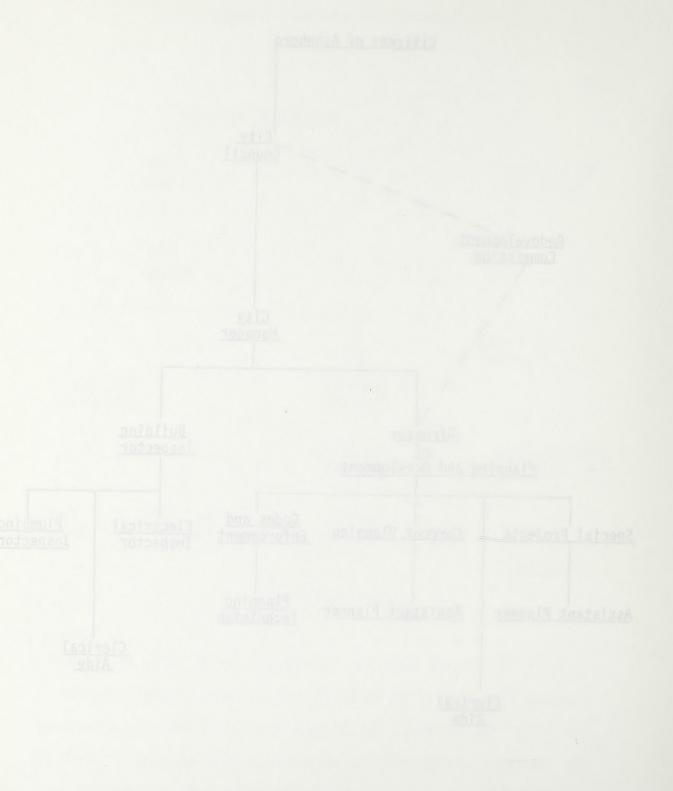


The Housing and Community Development program, provided Achibono will deliver its Community Development program, provided Achibono will deliver to community the CD delivery structure; the resultant curings will be passed on to the community in terms of better administration and paralle increases in CR activity per sectional seem professible to some our ilmited resources in this way. It would seem professible to some our ilmited resources in this way.

strongly recommided:



PROPOSED REORGANIZATION TO IMPLEMENT COMMUNITY DEVELOPMENT



OT MOTTACINAGED GEORGE THENT EMENY COMMUNITY DEVELOPMENT As can be seen by comparing this chart to the one previous to it; immediate savings in administrative costs and improved communications should be apparent. Additional improvement can be foreseen due to the new authority, resting in the Director of Planning & Development, to articulate and insure an even-handed policy of Community Development objectives by managing CD resources as a unit, rather than as separate, seemingly unrelated entities.

The proposed Planning & Development Department will have three sections, with general areas of activity and authority divided up among them. The Current Planning Section will handle traditional zoning, land-use, and general planning administration for the City, and will be staffed by an Assistant Planner. The Special Projects Section will handle neighborhood renewal, Title IV (701) planning, and other CD oriented activities as assigned, and will be staffed by an Assistant Planner. The Codes and Environment Section will handle Zoning and Housing Code Enforcement, and will work with other City personnel in the areas of sedimentation pollution control and flood plain development. The Clerical Aide shown in the proposed chart will assist the Planning & Development staff in their various areas. as well as work with City Finance Department personnel on the accounting and bookkeeping required for the correct use of CD funds. It should be understood that these are guidelines and that actual activities and staff assignments will depend upon the actual work program, as administered by the Director of Planning and Development.

The proposed reorganization also includes a new position in the Building Inspection Department, a Clerical Aide to assist the Inspectors in whatever way the Manager and the Building Inspector see fit.

As can be seen by companies that the one previous to it; inmediate tayings to summinisations and improved communications should be apparent. Additional improvement can be tereseen due to the new authority, residn in the Director of Planning & University to articulate and insure on even-handed noise, of Commonty Development objectives by managing ED resources as a unit. Father than as separate securingly unrelated extities.

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Building Inspection Department, a Clarical Aide to assist the Inspector see Inspectors in whatever way the Manager and the Building Inspector see

All of the positions shown on the chart represent <u>present</u> employees of the City and the Redevelopment Commission; no new personnel need to be hired at this time.

This staff structure should be acceptable to the City and to the existing Redevelopment Commission. Any changes or adjustment in status and responsibility between the Commission and the City Council in the future is a matter for those two bodies to determine, and is not a proper subject for conjecture within the confines of this Plan.

PROPOSED COMMUNITY DEVELOPMENT ACTIVITIES HOUSING FOR THE ELDERLY

Housing for the elderly in Asheboro is a critical problem. This need has been expressed in many ways. Housing for the elderly was a top priority expressed by citizens who attended our citizen participation meetings and by officials interviewed in our Housing Related interviews. The Asheboro Housing Authority presented a unified block proposal at the Citizens Participation Meetings, for consideration in the overall planning process. As of January 1975, the Asheboro Housing Authority had applications from over 200 individuals requesting this type of housing. They stated that this need is immediate and probably greater than the projected 200 additional units. This statement can be justified by the high percentage of elderly persons in the city and county, 12.5% for citizens 60 years and older based on the 1970 census for Randolph County.

A preliminary proposal has been received from the Asheboro Housing Authority for \$85,000 to purchase a site in Asheboro for elderly Housing. The Director of the Housing Authority has, after careful consideration determined that the proposed site is an optimum

playees of the Cas, and the Mederalognetic Commissions no new personnel need to be appeared to be a personnel.

This staff acressors whould be acceptable to the City and to the existing Redevelopment Commission. Any changes or adjustment in status and responsibility between the Commission and the City Council in the ruture is a catter for them the todies to determine, and is not a proper subject for conjecture within the confines of this Plan.

PROPERTY DEVELOPMENT ACTIVITIES V. REGULE TOR THE TUBERLY

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A preliminary proposed has been received from the Ashaboru Pousing Authority for Section to the process a size in Ashaboro for education the process of the process as the Housing Authority has, other considerity doubling description determined that the proposed size is an optimum

location for future construction of this type of housing. Therefore, it is recommended that \$80,000 be budgeted for the first year to the Housing Authority for acquisition of this property and an additional \$5,000 be authorized for preliminary site planning and architectural services. It should be noted that responsibility for financing construction of the units will be completely separate from the city's CD activities, and may be handled by the Housing Authority.

RECREATION

In the Citizen Participation Meetings conducted by the city, the need for additional recreational facilities was established as the number one priority among those who came forth to speak. A survey of the recreational facilities in Asheboro revealed that they are indeed inadequate to serve the growing number of residents. Existing facilities are concentrated in the older, southern section of the city; residents of North Asheboro were found to have the greatest immediate need for this type of facility. Funds for construction of a recreation facility (building, pool, etc.) have been previously set aside by the city for this use. Money is needed, however, to purchase a site for the facility. It is recommended that the amount of \$60,000 for the purchase of land for a recreational facility in the North Asheboro area be included in the first year's CD budget. If the actual acquisition price is less than the allotted \$60,000, it is anticipated that any excess funds after acquisition will be applied to preliminary site planning and preparation.

NEIGHBORHOOD RENEWAL

Currently, the City of Asheboro, through the Redevelopment

Tocation for future construction of this type of housing. Therefore, it is recommended that \$50,000 be budgeted for the first year to the Housing Authority for acquisition of this property and an additional \$5,000 be authorized for oveliminary sits plauning and architectural services. It should be noted that responsibility for financing construction of the units will be completely separate from the city's struction of the units will be completely separate from the city's

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ANDVIST VOURDOBABLEN

Currently, the City of Asheboro, through the Redevelopment

Commission, is involved in a federally sponsored urban renewal program, the East Asheboro Neighborhood Development Program Project. This project is substantially improving the environment of a 16-acre area in East Asheboro. However, cost overruns for public improvements, which represents the City's "match", have limited progress in the area of street construction and site improvements, until funds become available. For this reason, it is recommended that in our first year's budget the city apply \$50,000 in CD funds to close out the project. It should be noted that, even considering the cost overruns, the project has been regarded by both local residents and government officials as being highly beneficial.

Due to the restrictive guidelines of the categorical grants (of which this project is a part), other blighted or declining areas of the city have been neglected. Under the HCD Act of 1974 this kind of renewal activity can now be employed to address similar problems in other neighborhoods throughout the City.

A housing condition survey taken in December, 1974 revealed at least six problem areas of the city, where blighted and unstable conditions exist. (See map). In addition, this survey exposed areas within the city where current neglect, unless brought to the attention of the property owner could result in a deteriorating neighborhood.

To improve these areas we recommend:

 A comprehensive program be established to remove blighted structures, rehabilitate or eliminate marginal structures, and conserve those structures in good condition:

Three Years - remove 157 blighted structures
First Year - remove 35 blighted structures
Three Years - rehabilitate 450 structures (major or minor rehab)
First Year - rehabilitate 144 structures (major or minor rehab)

Commission, is involved in a rederally sponsored urban remeal program, the East Ashabara interpretation development program project. This project is substantially increasing the environment of a 16-sere area in East Ashabara, number, sort networks for subite improvements, which represents the City's "match", have itsize progress in the area of street construction and site represents, until funds become evaliable. For this remean, it is no more that if no itsize year's budget the city apply isolated in the new mondering the case out the project. It should be noted that, even considering the case overyone, the project has been regarded by tech local residents and government afficially as holds into their venes and the project has been regarded by tech local residents and government afficially as holds.

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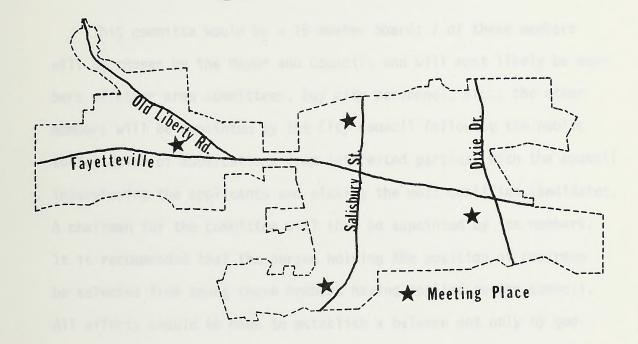
It is anticipated that these activities will be carried on within designated treatment areas. (See Housing Goals, Housing Assistance Plan). However, rehabilitation and renewal efforts will be conducted on a city-wide basis also. An intensive code enforcement program is to be started the second year, to assist in the removal of blighted structures, increase rehabilitation, and curtail deterioration of others.

- 2. Provision of adequate public works and other improvements throughout the areas where intensive code enforcement and urban renewal activities are to be carried out.
- 3. A broad-based program of inspection, alerts, technical assistance and voluntary citizen cooperation be established to conserve the many beautiful, comfortable neighborhoods of which Asheboro is proud. These activities would be carried on within designated "conservation areas".

It is antiposeed that these activities will be corried on within designated treatment areas. (See Housing Gnals, Housing Assistance Flan). However, rehabilitation and renewal efforts will be conducted on a city-wide basis also. An intensive code enforcement program is to be started the second year, to assist in the removal of blighted structures, increase rehabilitation, and curtail deterioration of others.

- throughout the areas where incensive code enforcement and urban recewel activities are to be carried out.
- 3. A broad-based program of inspection, elects, beclinical assistance and voluntary citizen cooperation be established to conserve the many meautiful, comfortable neighborhoods of which Ashabere is proud. These activities would be carried on within designated "congervation areas".

Citizen Participation was actively sought as an integral part of Asheboro's Community Development planning process. The Asheboro Planning Board, acting as the co-ordinating body, conducted four meetings in various geographical locations around the city (see below). These meetings were held on four consecutive Tuesday nights in November and December. The meetings were publicized on radio and in the newspaper.



The initial response at the first meeting was very poor. This can be attributed to inclement weather on that evening and to the fact that it was the first meeting. By the second week, attendance mushroomed from 2 persons at the first meeting to 26 at the second. Publicity and enthusiasm grew and attendance at each of the third and fourth meetings approached 60 participants. This was seen as a very good response in comparison to larger cities where response was less successful.

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At these meetings many important concerns of the citizens of Asheboro were expressed. A table of these results is included. (Table A). This process of collecting citizen comment on city projects was received very enthusiastically by those in attendance. To continue this path of communication between the citizens of Asheboro and the city officials we are recommending the establishment of a "Citizen's Advisory Committee".

CITIZEN'S ADVISORY COMMITTEE

This committe would be a 15 member board; 7 of these members will be chosen by the Mayor and Council, and will most likely be members of other area committees, key city personnel, etc.; the other members will be appointed by the City Council following the public solicitation of applications from interested parties, with the council interviewing the applicants and picking the most qualified candidates. A chairman for the committee will then be appointed by its members. It is recommended that the person holding the position of chairman be selected from among those members having applied to the council. All efforts should be made to establish a balance not only by geographic area, but also by racial and sexual mix.

This group would be responsible to the council and will report directly to them. The group will conduct area meetings around the city to establish the needs and concerns of citizens, either at the request of Council or on its own merit. We also recommend, as a local option, that area councils be established within the various sections of the city as established in the recent Housing and Neighborhood survey. These area councils could speak for the community they represent, meet with the Citizen's Advisory Committee, and propose new

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Table A

Results of Citizen Participation Meetings.

Areas of Concern	Number of	Requests
Recreation	38	
Neighborhood Recreation Centers Community Centers General Recreation Facilities Supervision of Recreation Activities Bicycle Paths Better Use of Schools and School Facilities	14 10 9 2 2 1	
Social Services	13	
Health Care Youth Counseling Day Care Drug Rehabilitation	4 4 3 2	
Housing for Elderly	12	
General Improvements	8	
Sidewalks Street Paving Improved Drainage	4 3 1	
Code Enforcement		
Demolition/Litter Pick-up General	2	
Historical Preservation	3	
Better Police-Community Relations	inse actin	

Results of Citizen Participation Meetings.

	2163 460

members to that committee as vacancies occur. The C.A.C. and section councils would be assisted by the city's Planning and Development personnel as needed.

It is felt that a Citizen's Advisory Committee represents an effective way to increase the communication between the citizens of Asheboro and city government. The establishment and maintenance of this citizen participation apparatus could well be the most significant CD activity conducted in the next three years.

IMPLEMENTATION

Implementation is the conversion of plans into reality and the actual management and delivery of City services.

Actual implementation of community development projects and the delivery of municipal services related to Asheboro's official Community Development Plan will be the responsibility of the Mayor, the city's chief executive officer. However, only a portion of the activities will actually be handled by the Mayor himself. The majority of the city's CD activities will be delegated to various city departments and authorities comprising the operational level of local municipal government. In Asheboro's case these activities should be delegated to the proposed Planning and Development Department, the Redevelopment Commission and the Asheboro Housing Authority.

Presented below is a systematic proposal for the implementation of the City's Community Development Programs. This schedule is presented as a basic guideline of activities to be completed in 3 years:

1st year Reorganize (establish Department of Planning and Development)

Remove 35 dilapidated dwellings.

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Remove 35 dilapidated duallings.

1st year Cont.

Establish renewal, rehabilitation and conservation areas.

Close out present NDP project area.

Acquire land in North Asheboro for a recreation center.

Purchase land for Housing for the Elderly.

Public Facility Improvement.

Establish Citizen's Advisory Committee and Section Councils.

2nd year Remove 60 dilapidated dwellings

Rehabilitate 153 dwellings

Public Facility Improvements.

3rd year Remove 74 dilapidated dwellings.

Rehabilitate 153 dwellings.

Public Facility Improvements.

RECOMMENDED FUNDING AND EXPENDITURE PLAN

Under the HCD Act, Asheboro will receive \$900,000 over a three year period, in annual increments of \$300,000. Unlike most of the categorical grants, Community Development Revenue Sharing does not require a local match.

Recommended expenditures for this program have been based on the determined needs and priorities of the citizens of Asheboro as interpreted by the Mayor and City Council.

The three year Expenditure Plan is recommended as follows:

Neighborhood Renewal	\$ 630,000
Elderly Housing Land Acquisition	\$ 85,000
Recreation Land Acquisition	\$ 60,000
NDP Close-out	\$ 50,000
Contingencies	\$ 75,000

The first annual expenditures based on a projected \$300,000 will be:

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Acquire land to March Ashaboro for a recreation center.

Auchese land for Housing for the Elderly.

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The first amount expenditures busin on a projected \$300,000 will

First Year

Neighborhood Renewal	\$ 90,000
NDP Close-out	50,000
Recreation Land Acquisition	60,000
Elderly Housing Land Acquisition	85,000
Contingencies	15,000
	\$300,000

Second Year

Neighborhood Renewal	\$270,000
Contingencies	30,000
	\$300,000

Third Year

Contingencies	30,000
	\$300,000

SUMMARY

Two main thrusts have become increasingly apparent in recent years, each shaping our country and our activities for years to come.

First is the tendency for more and more power to reside in local governments, both the power to make decisions and plans, and the power to pay for the implementation of these decisions and plans. Second is the growing realization that we must conserve and make wise use of our limited resources, especially in this time of shortages and crises of one sort or another. If you add to these a growing sense of Asheboro as a community, and continued concern and expertise in the

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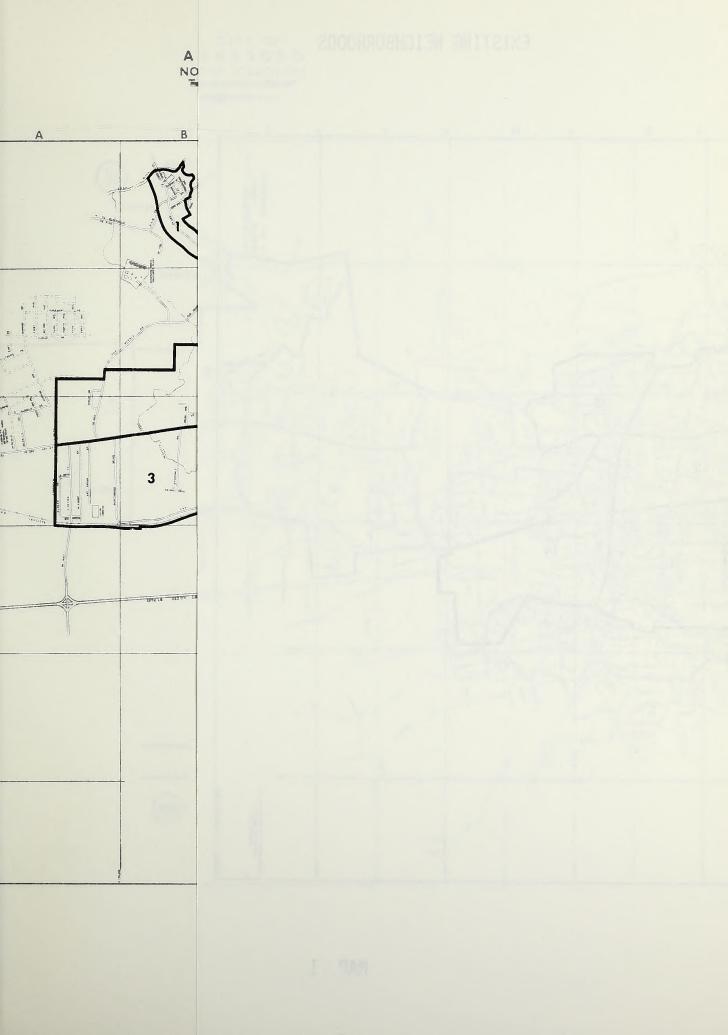
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handling of local affairs by Asheboro's elected and appointed officials, the combined result will be unbeatable.

To sum up, Asheboro has met and will continue to meet the requirements of good planning and sound management vital to its Community Development process. The amount of \$1.2 million, spent over five years in the area of neighborhood renewal and in support of recreation and elderly housing will have a positive effect far into the future. These future benefits will far exceed the immediate, short-range costs in money and manpower, by producing real progress in particular areas of need as well as in setting the stage for continuing concern and action in years to come.

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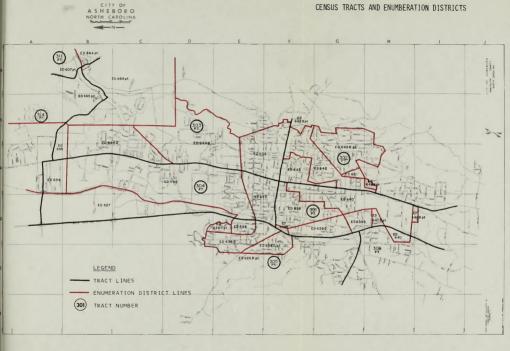


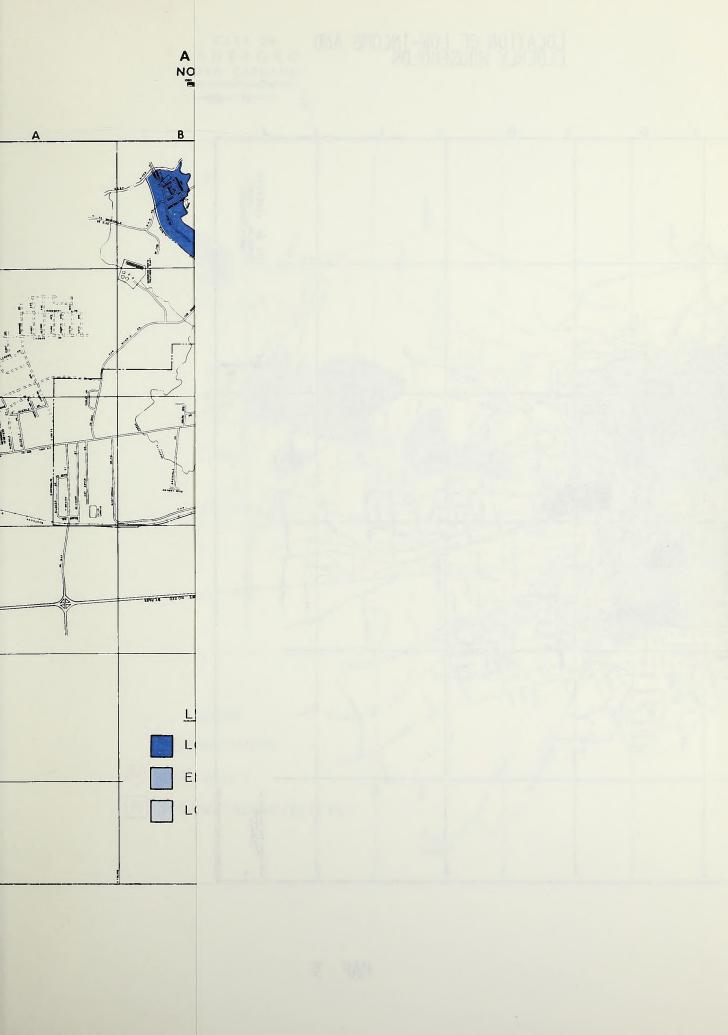
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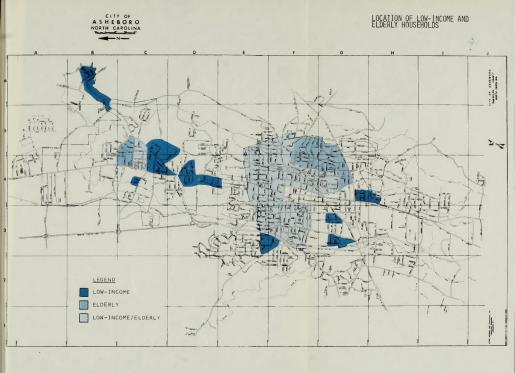
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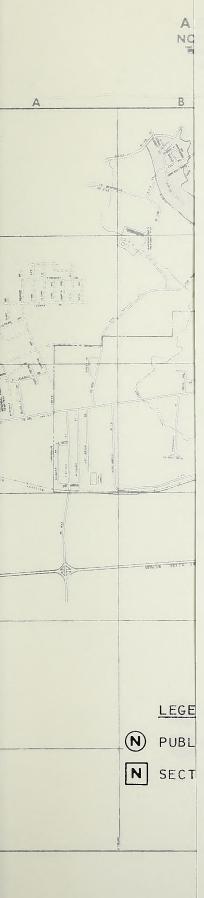
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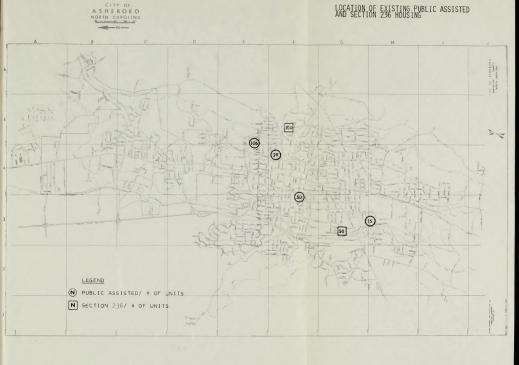




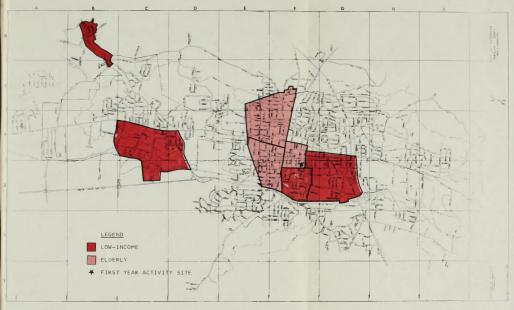




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MAP 6

PROPOSED NEIGHBORHOOD RECREATION

